



RICHMOND

EST. **TEXAS** 1837

Where History Meets Opportunity

Planning & Zoning Commission Meeting

Monday, February 1, 2021 at 5:00 P.M.

via Video Conference call

(pursuant to Texas Government Code, Section 551.127)

Join Zoom Meeting

<https://zoom.us/j/96766924457?pwd=M3dZUHFrbEtoeDY2T3c3My8rMkNBdz09>

Meeting ID: 967 6692 4457

Passcode: 162741

One tap mobile

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Passcode: 162741

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In compliance with the recommendation of the CDC and other governmental agencies, to avoid the spread of the COVID19 Virus, the Planning and Zoning Commission meeting will be held as a teleconference on Zoom virtual meeting platform. Comments may also be submitted via email or request made to be contacted by phone during the meeting to make comments during the public hearing to the Planning Director at jabraham@richmondtx.gov

AGENDA

- A1. Call to Order, Determine Quorum, Declare Meeting Open.
- A2. Public comments. (Public comment is limited to a maximum of 3 minutes per item. Time may not be given to another speaker. No Deliberations with the Commission).

CONSENT AGENDA

- B1. Review and approve minutes from the January 4, 2021, regular meeting (a copy is enclosed).
- B2. Next Planning and Zoning Commission meeting is Monday, March 1, 2021, at 5:00 p.m.

REGULAR AGENDA

- C1. Review and recommendation of a final report to City Commission for a Final Plat – OSP NW 359 Reserve “A” – 4.3164 acres of land – 0 Lots – 1 Blocks – 1 Reserve. The subject site is located on the west side of Mason Road, south of City of Richmond Fire Station 3.

Other

- C2. Staff update on a potential annexation of a portion of FM 762 right of way located between Dowling Drive and Brazos Town Crossing.
- C3. Consider agenda item requests by Commissioners for March 1, 2021 regular meeting.
- C4. Development related staff update.
- C5. Adjournment.

In compliance with Americans with Disabilities Act, City of Richmond will provide reasonable accommodations for persons attending Planning and Zoning Commission meetings. To better serve you, requests should be received 48 hours prior to the meetings. Please contact the City Secretary's Office at 281-342-5456 for accommodations.



RICHMOND

EST. **TEXAS** 1837

Where History Meets Opportunity

Planning & Zoning Commission Meeting Minutes

Zoom Teleconferencing Meeting Room

Monday, January 4, 2021, at 5:00 P.M.

The Planning and Zoning Commission for the City of Richmond, Texas met in a regular meeting on Monday, January 4, 2021, at 5:01 p.m. In compliance with recommendations from the Centers for Disease Control (CDC) and local governmental agencies to avoid the spread of COVID-19, the Planning and Zoning Commission meeting was teleconferenced via the Zoom Virtual meeting platform. A quorum was present, with the following members in attendance:

Katherine M. Graeber-Kubelka (Vice-Chair)
Ernest Hogue
Noell Myska
Aimee Frederick
Melissa Schultz

Staff in attendance: Jose Abraham, Planning Director; Mason Garcia, Associate Planner; Howard Christian, Assistant City Manager; Christine Cappel, Public Works Administrative Manager; Lori Bownds, Building Official; Laura Scarlato, City Secretary and Gary Smith, City Attorney.

Vice-Chair Kubelka introduced agenda A2, public comments, and if there were any public comments. Hearing no public comment, the agenda item was closed.

Vice-Chair Kubelka introduced agenda item B1., Review and approve minutes from the November 9, 2020, meeting. Commissioner Myska moved to approve the minutes. The motion was seconded by Commissioner Hogue. The vote for the motion was unanimous with a motion to change the attendance for Commissioner Hogue.

Vice-Chair Kubelka introduced agenda item B2., Review and approve minutes from the December 7, 2020, meeting. Commissioner Hogue moved to approve the minutes. The motion was seconded by Commissioner Myska. The vote for the motion was unanimous.

Vice-Chair Kubelka introduced agenda item B3., stating that the next Planning and Zoning Commission meeting would be on Monday, February 1, 2020, at 5:00 p.m.

Vice-Chair Kubelka introduced agenda item C1., Elect Planning and Zoning Commission Chair and Vice-Chair. Commissioner Hogue nominated Commissioner Kubelka as Chair, and Commissioner Myska seconded the motion. Commissioner Hogue nominated Commissioner Myska as Vice-Chair and Commissioner Schultz seconded the motion. The vote for the motion was unanimous.

Chair Kubelka introduced agenda item C2., Swearing in newly appointed Planning and Zoning Commissioners Aimee Frederick (Position 2) and Melissa Schultz (Position 4). Laura Scarlato, City Secretary swore in Commissioner Frederick and Commissioner Schultz. Chair Kubelka thanked Commissioners Frederick and Schultz for agreeing to serve the committee.

Chair Kubelka introduced agenda item C3a., Public hearing to receive comments for or against a request by Randy McClendon on behalf of Shakil Lakhani and Anita Kermally, to replat approximately 1.016 acre tract of land in the Joseph Kuykendahl League Survey, Abstract No. 49; also being a replat of Lots 19 & 20 of Block 2, Estates at Lakes of Williams Ranch Sec. 1 as recorded in Plat No. 20180168 of the Fort Bend County Plat Records to create one lot. The proposed replat is called Estates at Lakes of Williams Ranch Sec. 1, Partial Replat No. 4. Hearing no public comment, the agenda item was closed.

Chair Kubelka introduced agenda item C3b., Review and recommendation of a final report to City Commission for a replat of Lots 19 & 20 of Block 2, Estates at Lakes of Williams Ranch Sec. 1 as recorded in Plat No. 20180168 of the Fort Bend County Plat Records as Estates at Lakes of Williams Ranch Sec. 1, Partial Replat No. 4 – 1.016 acres of land – 1 Block – 1 lot – 0 Reserves. Mr. Abraham explained that the applicant is proposing to combine two lots, Lot 19 and Lot 20 of Estates at Lakes of Williams Ranch Section 1 into one large lot. He indicated that Staff recommends approval of the replat conditioned upon addressing the comments listed in the report. Commissioner Myska moved to forward Staff's recommendation of conditional approval to the City Commission. The motion was seconded by Commissioner Hogue. The vote for the motion was unanimous.

Chair Kubelka introduced agenda item C4., Review and recommendation of a final report to City Commission for a Preliminary Plat – Lamar CISD Maxine Phelan Elementary School – 15.835 acres of land – 0 Lots – 1 Block – 1 Reserve. The subject site is a proposed school site within Veranda Master Planned Development. Mr. Abraham explained the subject site is owned by Lamar Consolidated Independent School District and is the site for a proposed elementary school. He added that the proposed use of the subject site for a school was approved by the City Commission through a General Plan amendment in March 2018 and recommended approval of this preliminary plat. To avoid a conflict of interest, Commissioner Hogue abstained from any discussion and voting. Commissioner Frederick moved to forward Staff's recommendation of approval to the City Commission. The motion was seconded by Commissioner Myska. The vote for the motion was unanimous.

Chair Kubelka introduced agenda item C5., Review and recommendation of a final report to City Commission for a Preliminary Plat – Mandola Farms Section Two – 25.0 acres of land – 109 Lots – 3 Blocks – 3 Reserves. The subject site is a section within Mandola Farms Residential Development located on the south side of U.S. Highway 90A, demarcated by Hennessey Road, Edgewood Drive, and Damon Street. Mr. Abraham explained that the proposed subdivision is located within Mandola Farms Residential Development which is governed by a Service and Development Agreement between the City of Richmond and Meritage Homes. He added that the proposed preliminary plat is in conformance with the approved General Plan for Mandola Farms Master Planned Community and presented staff's recommendation of approval of the replat conditioned upon addressing the comments listed in the report. Chair Kubelka asked if there was a school planned for this subdivision, and Mr. Abraham confirmed that no school is planned. Commissioner Myska expressed her concerns about not seeing any green space. Mr. Abraham explained that entryway landscaping, splash pad, park area including a gazebo are planned for Section One. He further explained that the section includes regular 50' and 55' wide single-family residential lots. Commissioner Frederick asked if the development was located within Richmond's City limits. Mr. Abraham confirmed it being within the City limits and mentioned that the property is zoned General Residential which allows the proposed development. Chair Kubelka inquired

about the access to the overall development and any potential traffic issues in the area. Mr. Abraham explained a Traffic Impact Analysis was reviewed and approved by the City Engineer as part of the approval of the General Plan. He added that the development is not anticipated to cause any traffic-related issues. Mr. Abraham explained that there are two access points; first on the North side from US90A which was recently annexed into the City limits, and the second access would be on the West side from Damon Street. Mr. Abraham showed the approved General Plan for Mandola Farms to provide better clarity. Commissioner Myska moved to forward Staff's recommendation of approval to the City Commission. The motion was seconded by Commissioner Hogue. The vote for the motion was unanimous.

Chair Kubelka introduced agenda item C6a., Public hearing to receive comments for or against a request by Vincent Ramos (owner of the subject site) for a Conditional Use Permit to allow the operation of a convenience store with the sale of limited fresh produce and grocery at the subject site located at 1117 Powell Street and to the extent the Conditional Use Permit deviates from the Future Land Use Plan of the Comprehensive Master Plan, to provide for an amendment thereto. Chair Kubelka, Commissioner Hogue, and Commissioner Myska generally discussed the proposed CUP. Hearing no public comment, the agenda item was closed.

Chair Kubelka introduced agenda item C6b., Consideration of the approval of a final report to City Commission on Agenda Item C6a., above. Mr. Abraham explained this is a Conditional Use Permit request to allow the operation of a convenience store with the sale of fresh produce and limited grocery at the subject site located at 1117 Powell Street. He explained that the subject site is located on the north side of Richmond and that the site includes an existing commercial building that was built prior to the adoption of the UDC in 1978. He added that the building was previously used to sell freshly made Tamales, however, the building has been vacant since the adoption of the UDC. According to him since the subject site is currently zoned GR, General Residential the subject site cannot be used for a commercial use. Additionally, he explained that the UDC requires that if a non-conforming use is discontinued for a period of six months, for any reason, it shall not be resumed unless an application for conversion to conforming use is made before the end of the six-month period. Mr. Abraham also explained that the property owner was under the impression that the status of the property as commercial could be maintained if the utility connections were maintained. He added that even though utility connections have no bearing on legal non-conformance, staff has confirmed that the utility connection were maintained since June 4, 2015.

Mr. Abraham summarized the analysis of the requested CUP as follows:

- The subject site is faced with a unique situation of an existing commercial building in fair condition on residentially zoned property, with non-residential uses in close proximity.
- The Unified Development Code (UDC) acknowledges that in many instances minor nonconforming uses are integral parts of the City's fabric, that is, its character and function, so their continuing existence promotes the City's policy objective of protecting its neighborhoods.
- If the property owner had applied for a CUP within 6 months of the adoption of the UDC, the proposed use could be approved.
- Due to the location, the proposed convenience store is not anticipated to attract a large volume of customers and patronage would potentially be limited to residents from close proximity.
- One of the Comprehensive Master Plan update survey input was to consider providing more Grocery related options within north side of Richmond. Due to the unique location of the property, if the requested CUP is approved, staff can consider possibilities of an incentive/ grant

program through Development Corporation of Richmond to facilitate sale of fresh produce and necessary grocery within the proposed convenience store.

- Comprehensive Plan Goal “D.4,” which focuses on setting aside a balance mix of residential, civic, and commercial land uses to meet the lifestyle needs of all residents and business owners guides staff’s recommendation for the requested Conditional Use Permit.

Mr. Abraham presented staff’s recommendation of approval of the proposed Conditional Use Permit (CUP) for a portion of the subject site located at 1117 Powell Street, which includes an existing non-residential building and associated parking area with the conditions listed below.

- This CUP allows no landuse other than a convenience store within the existing building on the subject site.
- The operation of the convenience store shall include sale of fresh produce and essential grocery products. Fresh produce shall include a stock of seasonal fruits and vegetables and essential grocery shall include bread, dairy products like milk, yogurt, cheese and eggs. The minimum area dedicated for fresh produce and essential grocery stock shall be:
 1. A total volume of 6’ X 3’ X 2’ as vertical shelf or floor display dedicated for fresh produce; and
 2. A total volume of 4’ X 2’ X 2’ refrigerated area for dairy related essential grocery.
 3. A total volume of 3’ X 2’ X 2’ for bread or freshly baked products.
- Minimum parking spaces required for the allowed use shall be provided on-site.
- Any significant changes, alterations, or repairs to the building or site shall conform to the current development standards for non-conforming site and buildings and OT, Olde Town district provided by the City of Richmond Unified Development Code, as applicable.
- Prior to establishing the use allowed by this CUP, a certificate of occupancy must be acquired by demonstrating conformance to all applicable Building and Fire Codes.
- Failure to offer for sale the required minimum of fresh produce and essential grocery products, described above, is cause for revocation of the CUP at the discretion of the City Commission.

Commissioner Myska mentioned that the proposed use appears to be beneficial to the neighborhood and indicated that considering the designation of the site in terms of its use in coordination with the appraisal district is important. Commissioner Hogue expressed his concerns about locating a convenient store next to a residence, especially considering sale of alcohol. He added that sale of fresh produce at convenient stores are very minimal. Commissioner Frederick and Commissioner Myska asked if the condition pertaining to sale of fresh produce can be based on a percentage of total sale instead of shelf size and volume. Mr. Abraham explained that it would be difficult to determine a minimum threshold in terms of percentage of sale. He added that since fresh produce is perishable, if the sale fluctuates, there may be profitability issues leading to failure of the business. Commissioner Myska emphasized that a business at the subject site would be better than the property being vacant. Ms. Cobbins, who lives in proximity to the subject site expressed her concerns about the proposed CUP and indicated that there are other stores in the neighborhood from where resident can buy produce. Chair Kubelka asked if sale of alcohol would be allowed due to the proximity to the Church. Mr. Lucas, Pastor of Mount Carmel Missionary Baptist Church spoke in favor of the proposed CUP and mentioned that the area is a food desert and that sale of alcohol may not be possible due to the subject site’s proximity to the church. He further expressed his understanding about the proposed project and general support of the project. Commissioner Frederick asked if the CUP would allow for prepared food and Mr. Abraham confirmed that allowance. Commissioner Frederick also asked if any proposed changes to the building will be reviewed by the Commission, to which, Mr. Abraham explained that proposed changes to the building will be reviewed and approved administratively upon ensuring conformance to the Unified Development

Code. Commissioner Myska asked Ms. Cobbins if she could cite a store near the subject site that sold fresh produce. Ms. Cobbins responded that there are none and explained that there is another store which sold groceries. Commissioner Myska and Mr. Lucas generally discussed the nature of the proposed store. Mr. Abraham clarified that the property owner intends to lease the building to a business and is not planning to operate the proposed convenience store himself. Mr. Vincent Ramos, the property owner provided some background on the proposed CUP and the unique situation of the property.

Commissioners generally discussed the proposal and staff's recommendation and asked why the proposed CUP is limiting the landuse. Mr. Abraham generally explained that given the residential nature of the neighborhood and provisions of the UDC, only a specific use can be considered as part of the CUP. Commissioner Myska moved to forward Staff's recommendation of approval to the City Commission. The motion was seconded by Commissioner Frederick. Commissioner Hogue explained he opposes because the City is limiting the use of the building as a grocery store. A poll was conducted. Commissioners Myska, Commissioner Frederick, and Commissioner Schultz voted Aye and Commissioner Hogue voted Nay.

Chair Kubelka introduced agenda item C7., Discuss Comprehensive Master Plan Update. Mr. Abraham briefly discussed Richmond's Comprehensive Master Plan and the progress made in the Plan update process. In explaining the update process, Mr. Abraham indicated that staff was to present recommendations for updates to City Commission in June 2020 and complete the update process in December 2020. He added that staff conducted visioning exercises with the Planning and Zoning Commission and the City Commission in February 2020 to gather their input and a community survey was also conducted. He further explained that due to the restrictions imposed by the ongoing pandemic, staff was unable to conduct the necessary listening sessions scheduled in March 2020 and subsequent discussions regarding inputs from the listening session with the Planning and Zoning Commission and City Commission.

According to Mr. Abraham's presentation, the extent of the update to the comprehensive master plan depends on how successful a community has been in implementing the Action steps recommended by the plan; experiences and insights gained from the implementation process over the years; and relevance of the plan goals and recommendations determined through public engagement and changing socio-economic conditions of the Community. At the December 2020, regular city Commission meeting, Staff indicated that a review of the socio-economic trends, implementation of the Comprehensive Master Plan, and inputs received from the community survey suggests the continued relevance of the goals and direction provided by the current Comprehensive master plan. Mr. Abraham indicated that staff recommends that prior to finalizing an update to the Comprehensive Master Plan, it would be beneficial to focus on completing a few top action steps prescribed by the plan, reviewing current census data to be available in 2021, making necessary amendments to the Unified Development code, research options to conduct public engagement exercises effectively using virtual platforms to ensure successful listening sessions and maximize community engagement. Staff recommended focusing on the aforementioned activity in 2021 to make the Comprehensive Master Plan update process more meaningful and effective for the community. Commissioner Schultz asked about census data availability. Mr. Abraham explained that some data might available in March, and by the end of 2021, there might be some usable data available. Commissioner Schultz suggested that it is important to factor in census data in the Comprehensive Plan update process to be able to progress as a community. Commissioner Schultz also inquired about the Community survey and Mr. Abraham explained that the survey is available on the website and it included questions seeking inputs that would help us understand the community's preference for the comprehensive planning process. Commissioner Schultz emphasized the

need to market the survey to maximize public engagement in order to know the pulse of our community.

Chair Kubelka introduced agenda item C8., Consider agenda item requests by Commissioners for February 1, 2021 regular meeting. Hearing none, the agenda item was closed.

Chair Kubelka introduced agenda item C9., Development related Staff updates. Mr. Garcia provided an overview of development projects discussed at pre-application conferences and currently undergoing Site Development Plan review since the last regular meeting. Following projects were discussed:

- A pre-application conference to discuss 401 Austin Street. The applicant discussed a 4-dwelling unit apartment for this site. Staff informed the applicant a multi-family use was not permitted under the current Olde Town Zoning Designation. Staff provided permitted commercial and residential uses for the site. The applicant was made aware the site would need to be replatted for any proposed residential use at this location.
- Development of an ATM Machine at 1860 FM 359. The site includes a Bank of America ATM Machine and structure to provide protection from the elements and a drive-thru lane.
- Development of the Castro Tire Shop at 311 South 11th Street. The site was previously a Sonic Drive-in and most recently in 2019 a Nursery and Landscaping business. The applicant is proposing to use the site as a tire shop. Staff is reviewing the application for conformance to the parking, landscaping, and other applicable standards within the Unified Development Code.
- Development of the River Rich Strip Center at 445 FM 359. The development will include two separate strip centers which are 21,000 sq. ft. and 16,800 sq. ft, with associated parking and landscaping. The Site Development Plan has been reviewed in the past.
- Development of the ESG Facility at 11011 East Highway 90A. The applicant is proposing a 14,000 square foot office/warehouse building. The warehouse will store equipment for offsite use. The site development has previously gone through the review process.

There being no further business to be brought before the Planning and Zoning Commission, Chair Kubelka adjourned the meeting at 6:47 p.m.

Approved:

Katherine M. Graeber-Kubelka, Planning and Zoning Commission Chair



PLANNING AND ZONING COMMISSION

Staff Report: Plat Application

Agenda Date: February 1, 2021

Agenda Item: C1.

Plat Name: OSP NW 359 Reserve "A" – Final Plat

Applicant: Joanne McRae | KM Surveying LLC

Project Description: A subdivision of 4.3164 acre tract of land being out of the residue of a called 119.34 acre tract recorded under F.B.C.C File No. 9722234 located in the Randall Jones League, A-55, Fort Bend County, Texas.

Zoning Designation: GC, General Commercial

Reviewers: City of Richmond Development Review Committee (DRC)

Project Planner: Jose Abraham, Planning Director

Background/Review Notes

- *The subject site is located on the west side of Mason Rd and south of Richmond Fire Station 3 site.*
- *The subject site is zoned GC, General Commercial and allows for commercial uses.*
- *A General Plan and*
- *At a pre-application conference with staff, the applicant had indicated that the subject site will be developed as the new location for Plantation True Value Hardware store. However, recently it has been brought to staff's attention that Ace Hardware Store is considered for the subject site.*

Staff Recommendation

APPROVAL: Staff recommends approval of this Final Plat.

STATE OF TEXAS
COUNTY OF FORT BEND

We, Gary Pochyla and Karen Carr, being officers of Old South Plantation, Inc., hereinafter referred to as owner of the 4.3164 acre tract described in the above and foregoing map of OSP NW 359 RESERVE "A", do hereby make and establish said subdivision plot of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owner has dedicated and by these presents does dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'6") for ten feet (10'0") perimeter ground easements or seven feet, six inches (7'6") for fourteen feet (14'0") perimeter ground easements or five feet, six inches (5'6") for sixteen feet (16'0") perimeter ground easements, from a plane sixteen feet (16'0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet six inches (21'6") in width.

FURTHER, Owner has dedicated and by these presents does dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'0") for ten feet (10'0") back-to-back ground easements or eight feet (8'0") for fourteen feet (14'0") back-to-back ground easement or seven feet (7'0") for sixteen feet (16'0") ground easements, from a plane sixteen feet (16'0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'0") in width.

FURTHER, Owner does hereby covenant and agree that all of the property within the boundaries of this subdivision and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, excess vegetation and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, Owner does hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent the drainage of any septic tanks into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

In testimony whereof, Old South Plantation, Inc. caused these presents to be signed by president Gary Pochyla, attested by Karen Carr, and its common seal hereunto affixed this _____ day of _____, 2021.

By: _____ President Gary Pochyla

Attest: _____ Karen Carr

STATE OF TEXAS
COUNTY OF FORT BEND

Before me, the undersigned authority, on this day personally appeared Gary Pochyla, president, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out, and as the act and deed of said corporation.

Given under my hand and seal of office, this _____ day of _____, 2021

Notary Public for the State of Texas

STATE OF TEXAS
COUNTY OF FORT BEND

Before me, the undersigned authority, on this day personally appeared, Karen Carr, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out, and as the act and deed of said corporation.

Given under my hand and seal of office, this _____ day of _____, 2021

Notary Public for the State of Texas

This Plat of OSP NW 359, RESERVE "A" is approved by the City Manager of the City of Richmond, Texas, this _____ day of _____, 2021.

Terri Vela, City Manager

This Plat of OSP NW 359, RESERVE "A" approved on _____ day of _____, 2021, provided, however, this approval shall be invalid, null and void, unless this plat is filed with the County Clerk of Fort Bend, County, Texas, after one year hereafter.

Rebecca K. Haas, Mayor
Laura Scarlato, City Secretary

DISTRICT NAMES	
SCHOOL	: Lamar Consolidated Independent School District
DRAINAGE	: Fort Bend County Drainage District
CITY	: City of Richmond
UTILITIES	: CenterPoint Energy
OTHER	: West Fort Bend Management District
FIRE	: City of Richmond

GENERAL NOTES:

- The basis of bearings shown hereon is referenced to the Texas Coordinate System, NAD83, South Central Zone (TXSC 4204) based on National Geodetic Survey Monumentation; based on GPS measurements.
- The top of all floor slabs shall be a minimum of 91.5 feet above mean sea level (NAVD88 datum). In addition, no top of slab elevation shall be less than 24 inches above the lowest top of curb adjacent to the lot in which it lies. In the absence of a curb, the top of slab elevation shall be no less than 24 inches above the highest natural ground along the perimeter of the building foundation and 12 inches above any down gradient roadway or drainage restraint, whichever is higher.
- The top of slab elevation at any point on the perimeter of the slab shall not be less than 24-inches above natural ground.
- Benchmark:
Disk stamped L 806 Reset 1963' set in top of conc. monument located along the south right-of-way of F.M. 359, approx. 2.210 feet west of F.M. 723 in an electric transmission line easement.
EL=94.56 feet NAVD88
Temporary Benchmark:
TBM: 1/2" iron rod set in concrete on the west side of Farmer Rd. (aka Mason Rd), approx. 200 feet from the southeast corner of the City of Richmond Fire Station in the center of an esplanade median in Farmer Road.
EL=83.59 feet NAVD 88
- According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Fort Bend County, Texas, Map No. 48157C0140 L dated April 2, 2014 the subject tract appears to be within Zone "AE"; defined as special flood hazard areas inundated by 1% annual chance flood event with base flood elevations (BFE) determined. BFE = 87 feet
- This property lies within the Lamar Consolidated Independent School District, the City of Richmond and Fort Bend County.
- There are no existing pipelines or pipeline easement within this subdivision.
- Sidewalks shall be built in compliance with City of Richmond Unified Development Code Section 4.5.201, Sidewalks.
- This plat is located in Fort Bend County Lighting Zone LZ3.
- All property to drain into the drainage easement only through an approved drainage structure.
- All drainage easement shall be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the drainage facility.
- Minimum building setbacks shall be provided on all sides as required by Section 3.1.201 of the City of Richmond Unified Development Code as amended.
- Easements and other recorded information shown hereon are as per City Planning Letter prepared by Select Title, File No. CS022015217 dated January 4, 2021. No further research for easements or encumbrances was performed by KM Surveying, LLC.
- Tract is subject to restrictive covenants recorded under Fort Bend County Clerk's File No(s). 2005068053 & 2012038880 of the Official Public Records.

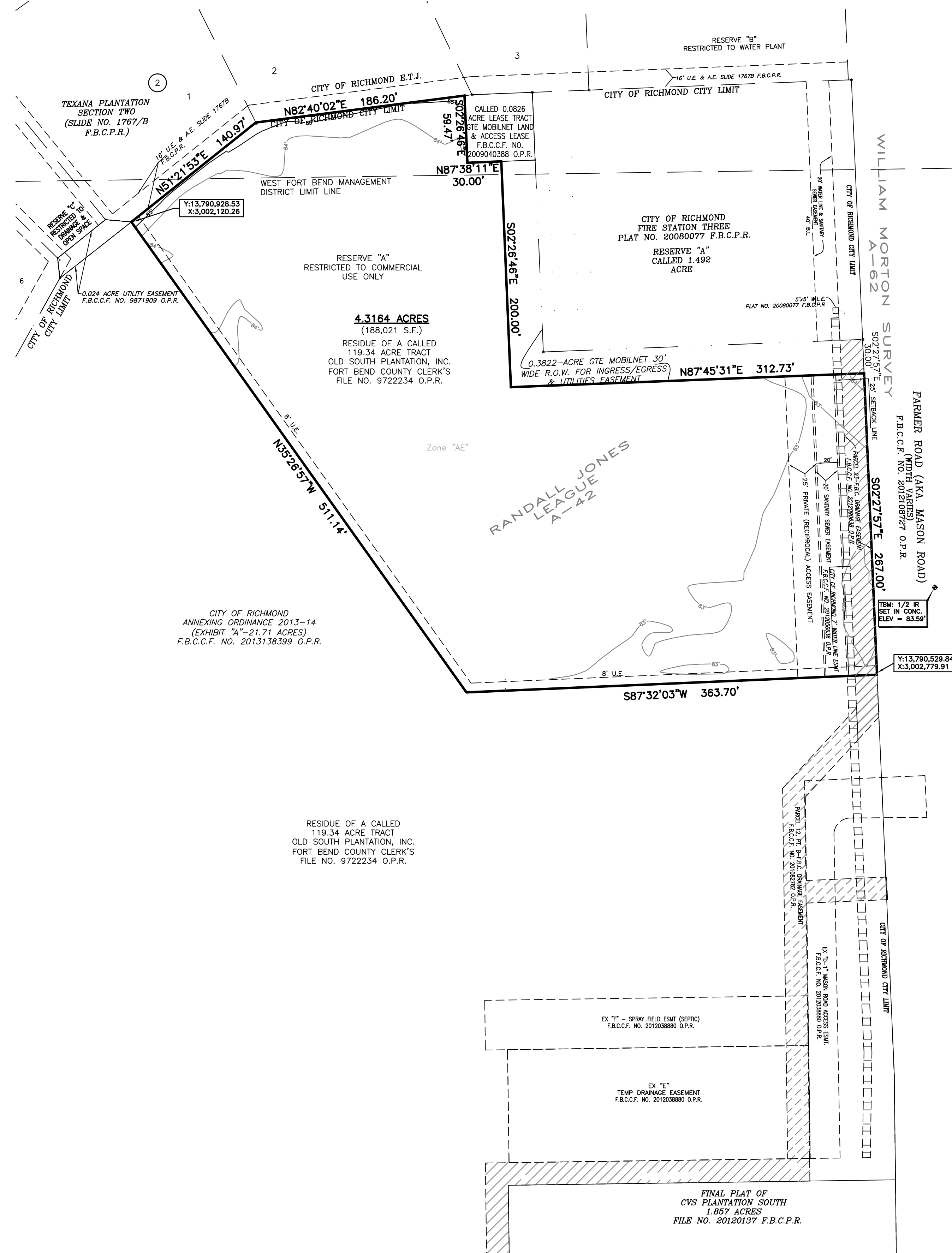
I, Justin R. Ring, P.E., a professional engineer registered in the State of Texas do hereby certify that this plat meets all requirements of Fort Bend County to the best of my knowledge.

Justin R. Ring, P.E.
Texas Registration No. 95683

I, Kevin Drew McRae am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct, was prepared from an actual survey of the property made under my supervision on the ground and that all boundary corners, angles points of curvature and other points of reference have been marked with iron pipes and a length of not less than three (3) feet.

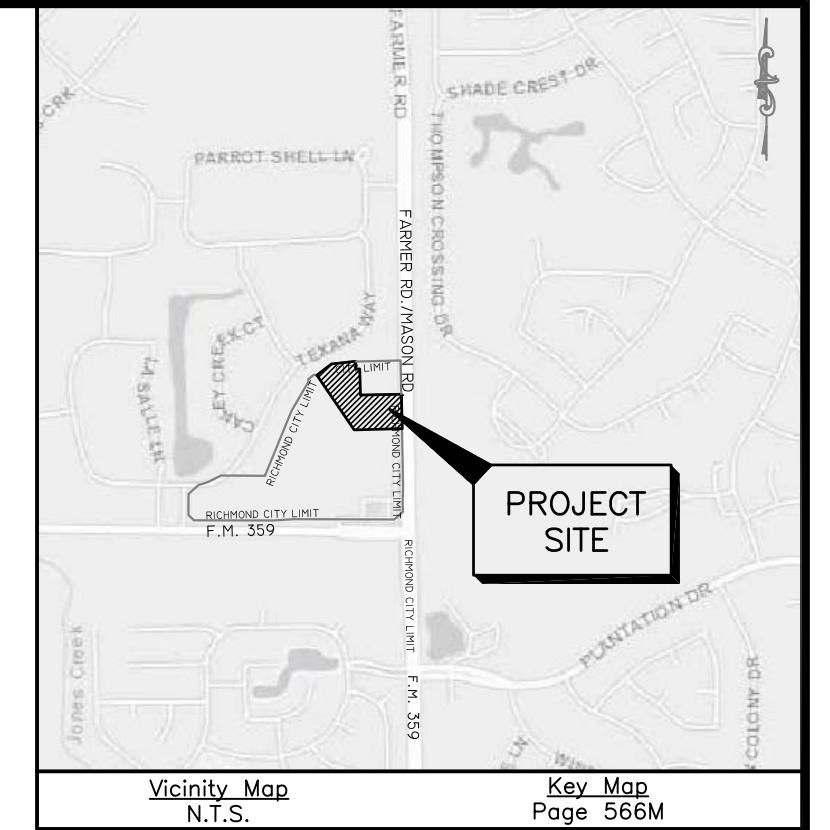
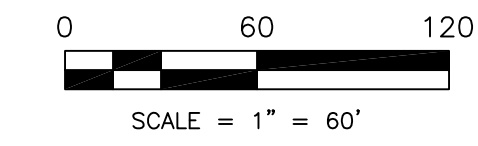
Kevin Drew McRae, R.P.L.S.
Texas Registration No. 5485

RESERVE TABLE	ACRES/SQ. FT.	TYPE
RESERVE "A"	4.31164/188,021	COMMERCIAL USE ONLY



LEGEND

- ESMT EASEMENT
- FND FOUND
- IR/IP IRON ROD/IRON PIPE
- W.L.E. WATER LINE EASEMENT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- F.B.C.C.F. NO. FORT BEND COUNTY CLERK'S FILE NUMBER
- F.B.C.P.R. FORT BEND COUNTY PLAT RECORDS
- O.P.R. OFFICIAL PUBLIC RECORDS



I, J. Stacy Slawinski, P.E. Fort Bend County Engineer, do hereby certify that the plat of this subdivision complies with all of the existing rules and regulations of this office as adopted by the Fort Bend County Commissioners' Court. however, no certification is hereby given as to the effect of drainage from this subdivision on the intercepting drainage artery or parent stream or on any other area or subdivision within the watershed.

J. Stacy Slawinski, P.E.
Fort Bend County Engineer

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on _____ 2021, at _____ o'clock _____ m. in plat number _____ of the plat records of Fort Bend County, Texas.

Witness my hand and seal of office, at Richmond, Texas, the day and date last above written.

Laura Richard, County Clerk
Fort Bend County, Texas

By: _____
Deputy

OSP NW 359 RESERVE "A"

A SUBDIVISION OF 4.3164 ACRES BEING OUT OF THE RESIDUE OF A CALLED 119.34 ACRE TRACT OF LAND RECORDED UNDER F.B.C.C. FILE NO. 9722234 O.P.R. RANDALL JONES LEAGUE, A-42 IN FORT BEND COUNTY, TEXAS

0 LOTS | RESERVE | BLOCK

JANUARY, 2021

OWNER
OLD SOUTH PLANTATION, INC.
P.O. BOX 522, RICHMOND, TX 77406
281.342.3825

ODYSSEY
ENGINEERING GROUP
2500 TANGLEWILDE STREET, SUITE 480
HOUSTON, TEXAS 77063
281.306.0240
T.B.P.E.L.S. FIRM #10178700

KM Surveying, LLC
3902 REESE ROAD - SUITE C-100
ROSENBERG, TEXAS 77471
713-234-6627
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PLANNING AND ZONING COMMISSION

Potential Annexation – Staff Update

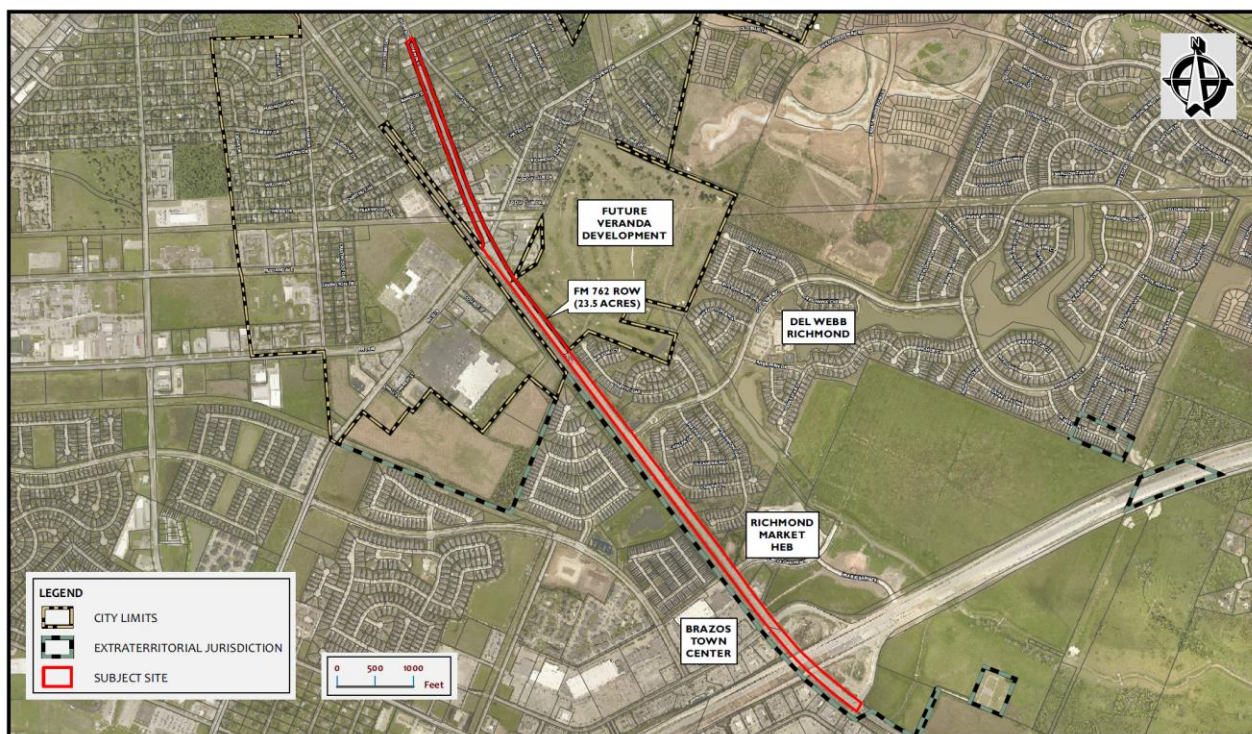
Agenda Date: February 1, 2021

Agenda Item: C2.

Agenda Item Subject: Staff update regarding a potential annexation of the tract or parcel of land known as FM 762 right of way between Dowling Drive and Brazos Town Crossing, into the City Limits of the City of Richmond. **(NO ACTION NEEDED)**

SUMMARY

Texas Department of Transportation has consented to the City of Richmond’s annexation of FM 762 between Dowling Dr. and Brazos Town Crossing (Please see Map below). Please note the following details:



- The City Commission will hold two public hearings to discuss the annexation and the service plan for the FM 762 right-of-way. The public hearings will be held during City Commission meetings scheduled for Monday, February 8, 2021 at 9:00 a.m. and Monday, February 15, 2021 at 4:30 p.m. The Commission may consider the annexation ordinance during its meeting on March 15, 2021 at 4:30 p.m.
- A notice of the first public hearing was published in the Fort Bend Herald on 01/28/2021.
- A notice of the second public hearing will be published in the Fort Bend Herald on 02/04/2021.
- The right-of-way will continue to be a Texas Department of Transportation right-of-way after annexation.

- The completed annexation of the area will expand Richmond’s extraterritorial jurisdiction (ETJ);
- The following area will be newly included in Richmond’s extraterritorial jurisdiction—a portion of the US 59/I-69 right of way; the southern portion of Del Webb, Section 13A, a platted subdivision in Fort Bend County; and the Murphy Jones Cemetery located on the south side of US 59/I-69 right of way.
- **Staff recommends annexing the referenced portion of FM 762 into the City Limits.**

----- *End of Report* -----



C4. DEVELOPMENT UPDATES TO THE PLANNING AND ZONING COMMISSION

January 2021 / February 2021

The following table provides an overview of Planning Department activities from January 01, 2021 through January 28, 2021:

PRE-APPLICATION CONFERENCES		
LOCATION	LAND USE	DESCRIPTION
<ul style="list-style-type: none"> ▪ 2012 E Hwy 90A Alt (GC) 	Church	<ul style="list-style-type: none"> ▪ <i>The subject site is located close to the HWY 90 Alt and Pitts Road intersection along the south side of HWY 90 Alt. and was previously used as a Game Room.</i> ▪ <i>The scope of work includes renovating the existing building, parking area repairs, new landscaping, and signage.</i>
<ul style="list-style-type: none"> ▪ South of Fire Station 3 on Mason Rd. (GC) 	Ace Hardware	<ul style="list-style-type: none"> ▪ <i>The subject site is located south of Fire Station #3 of Mason rd. and backs up to the Texana Plantation Residential Subdivision.</i> ▪ <i>The applicant is proposing a hardware store and lumber building on this 4.316 acre tract of land with associated parking and landscaping.</i> ▪ <i>A General Plan and Preliminary Plat for the subject site is approved and a Final Plat is being considered on the February 2021 Agenda.</i>
<ul style="list-style-type: none"> ▪ 112 Jackson St. (OT) 	Texas Biergarten	<ul style="list-style-type: none"> ▪ <i>The subject site is located north of Jackson St. and the first site on the right-hand side when crossing the Highway 90A bridge. The site is the previous location of Fire Station #1.</i> ▪ <i>Staff met with the applicant to discuss development regulations and permitting related processes.</i> ▪ <i>City plans to lease the old Fire Station building and the applicant is considering the feasibility of leasing it for a restaurant use, serving various Texas beers, wines and delicious Texas-German family meals.</i>
<ul style="list-style-type: none"> ▪ Southeast of Williams Way Boulevard & West of M.U.D. 116 (ETJ) 	Multi-family Apartments	<ul style="list-style-type: none"> ▪ <i>The subject site is located south of US 59, along the east side of Williams Way. The subject site abuts the City of Richmond Wastewater treatment plant at its southeast corner.</i> ▪ <i>The applicant met with staff to discuss regulations and permitting related processes.</i> ▪ <i>The applicant's preliminary proposal included 8 apartment buildings and a club house along with associated parking and landscaping.</i>

SITE DEVELOPMENT PLAN REVIEWS		
LOCATION	LAND USE	DESCRIPTION
<ul style="list-style-type: none"> ▪ 3415 FM 762 (ETJ) 	Richmond Town Center	<ul style="list-style-type: none"> ▪ <i>The subject site is located on the eastern side of FM 762 and is adjacent to the HEB property on the western side.</i> ▪ <i>Staff is reviewing a site development plan for a 16,00 sq. ft. shell building and associated site improvements. The plans were first submitted in August 2020.</i>
<ul style="list-style-type: none"> ▪ 700 Jackson St. (OT) 	Wells Fargo	<ul style="list-style-type: none"> ▪ <i>The subject site is located northwest of the Jackson St. & 11th St. intersection.</i> ▪ <i>The applicant is proposing exterior lighting upgrades at the site.</i>
<ul style="list-style-type: none"> ▪ 1840 FM 359 (ETJ) 	Fossum Family Dental Care	<ul style="list-style-type: none"> ▪ <i>The subject site is located on the east side of FM 359, north of the old Hickory Barn BBQ</i> ▪ <i>The applicant is proposing an addition to the existing building along with associated site improvements.</i> ▪ <i>The plans were previously approved, and the applicant is proposing some revisions.</i>
<ul style="list-style-type: none"> ▪ 1400 FM 2218 (GC) 	Anchor Bend Church	<ul style="list-style-type: none"> ▪ <i>The subject site was previously the location of a Tractor Supply Co.</i> ▪ <i>Scope of work includes building renovation for a proposed church use with associated site improvements.</i>
<ul style="list-style-type: none"> ▪ 1600 Jackson St. (GC) 	Walgreens	<ul style="list-style-type: none"> ▪ <i>The subject site is located at the northwest corner of the Collins road and Jackson Street intersection.</i> ▪ <i>The applicant is proposing to add an outpatient clinic within the Walgreens.</i>
<ul style="list-style-type: none"> ▪ 1011 E. Highway 90A (GC) 	ESG Facility	<ul style="list-style-type: none"> ▪ <i>The subject site is located west of O’Rielly Auto Parts and North of East Highway 90A.</i> ▪ <i>The applicant is proposing a 14,000 square foot office/warehouse building.</i>
<ul style="list-style-type: none"> ▪ 20430 US 59 (GC) 	Pet Suites River Pointe	<ul style="list-style-type: none"> ▪ <i>The subject site is located North of U.S. 59 and in the open lot between Alicia’s Mexican food and Taco Bell.</i> ▪ <i>The applicant is proposing a 10,900 sq. ft. building with associated parking and landscaping.</i> ▪ <i>The proposed building will be used for overnight boarding and day care for animals.</i>

<ul style="list-style-type: none"> ▪ 1500 Pultar Rd. (ETJ) 	<p>Fort Bend Women’s Center</p>	<ul style="list-style-type: none"> ▪ <i>The subject site is located North of Pultar Rd. and West of the Heritage Heights Residential Subdivision.</i> ▪ <i>The replat for this site was approved in August of 2019 by the planning and zoning commission.</i> ▪ <i>The scope of work includes addition of an office building. The plans were previously approved, and the applicant is proposing changes to the approved plans.</i>
<ul style="list-style-type: none"> ▪ 1621 FM 359 (ETJ) 	<p>Auto Shop Extension</p>	<ul style="list-style-type: none"> ▪ <i>The subject site is on the east side of FM 359 and North of the Previous Cook Dental Offices.</i> ▪ <i>The applicant is proposing a 954 sq. ft. building expansion to include an office space.</i>
<ul style="list-style-type: none"> ▪ 3520 FM 723 (ETJ) 	<p>Riverside Ranch Commercial</p>	<ul style="list-style-type: none"> ▪ <i>The subject site is located on the east side of FM 723, North of the Entouch Systems building, and South of Britannia Soccer Park.</i> ▪ <i>The owner plans to construct two 26,000 square foot buildings with associated parking and landscaping for retail sales and service type use.</i>

----- End of Report -----